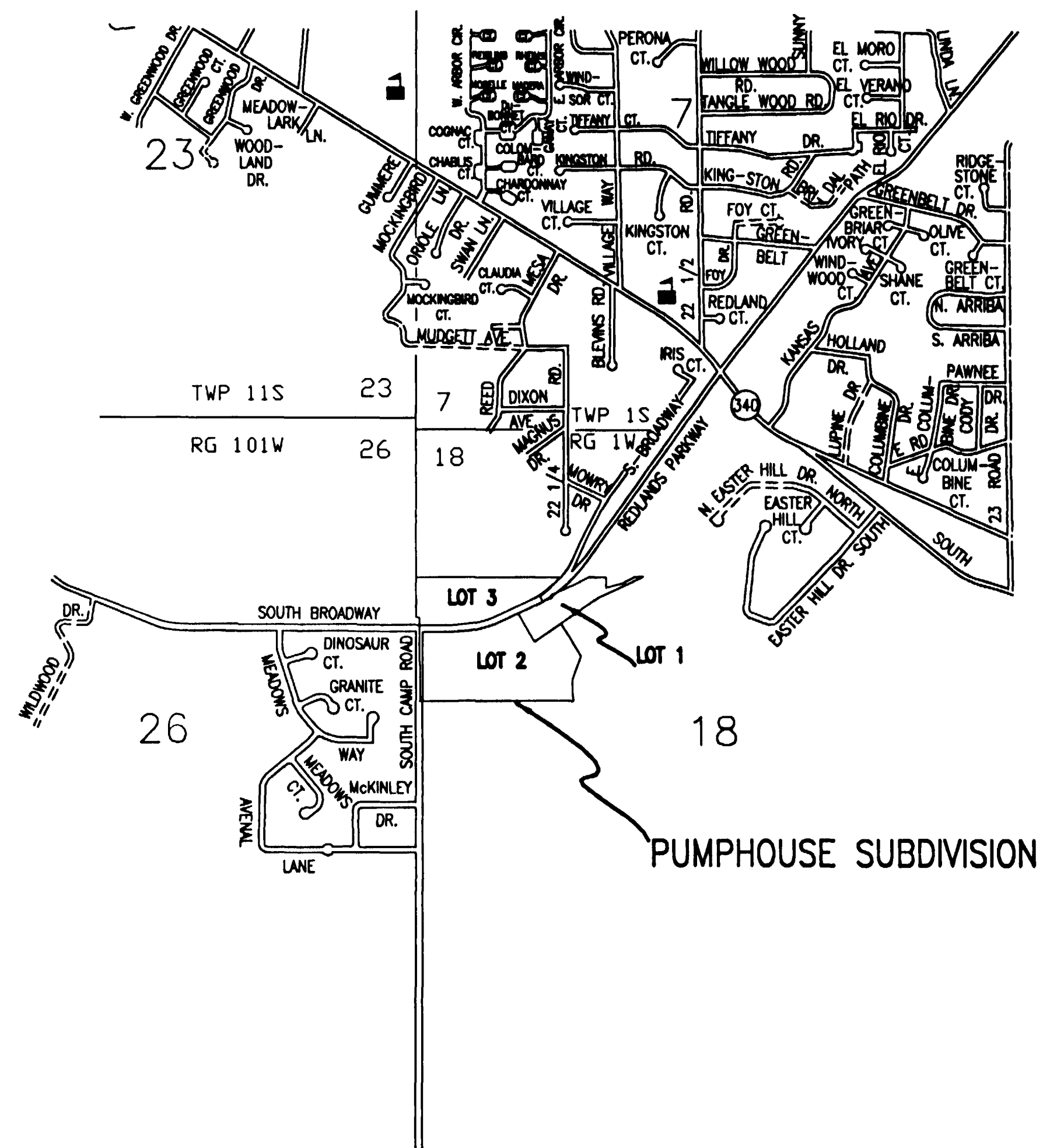


PUMPHOUSE SUBDIVISION



VICINITY MAP

APPROXIMATE SCALE 1" = 1000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The Redlands Water and Power Company, is the owner of a parcel of land being a part of Lot Two and the SE1/4NW1/4 of Section 18, Township 1 South, Range 1 West of the Ute Meridian, being previously described in Book 274 at Page 541 of the Mesa County real property records, said property in possession being more particularly described by the following metes and bounds call:

Commencing at a Mesa County Survey Marker for the E 1/4 Corner for Section 26, Township 11 South, Range 101 West of the 6th P.M., from whence a Mesa County Survey Marker for the N.W. Corner of Lot Two, Section 18, Township 1 South, Range 1 West of the Ute Meridian bears N00°24'00"W 1211.66 feet; thence N00°24'00"W 108.80 feet to the point of beginning; thence N00°24'00"W 1102.86 feet to said N.W. Corner of Lot Two; thence N89°43'19"E on the north line of said Lot Two 1286.73 feet to the northerly right-of-way line of Redlands Parkway; thence on the arc of a 705.00 foot radius, non-tangent curve to the right (the chord of which bears S46°50'49"W 243.99 feet) through a central angle of 19°55'48" for a distance of 245.23 feet; thence S23°07'59"E 58.61 feet; thence N64°30'34"E 95.29 feet; thence N22°56'59"W 25.00 feet; thence on the arc of a 3266.00 foot radius curve to the right (the chord of which bears N66°13'01"E 95.00 feet) through a central angle of 01°40'00" for a distance of 95.00 feet; thence N65°23'01"E 76.04 feet; thence N64°08'01"E 124.96 feet; thence on the arc of a 1004.93 foot radius curve to the left (the chord of which bears N63°13'32"E 75.69 feet) through a central angle of 04°18'59" for a distance of 75.71 feet to the north line of the SE1/4NW1/4 of said Section 18; thence leaving the right-of-way line of said Redlands Parkway N89°34'25"E 154.60 feet; thence leaving the north line of the SE1/4NW1/4 of said Section 18 S00°25'35"E 90.16 feet; thence N74°23'25"E 150.00 feet; thence N64°59'25"E 122.30 feet to the north line of the SE1/4NW1/4 of said Section 18; thence N89°34'25"E 76.45 feet to the centerline of the Redlands First Lift Canal; thence leaving the north line of the SE1/4NW1/4 of said Section 18 and continuing on said canal centerline S65°22'25"W 442.16 feet; thence S54°54'25"W 403.97 feet; thence leaving said First Lift Canal S31°38'35"E 341.77 feet to the centerline of the Redlands Second Lift Canal; thence continuing on the centerline of said Second Lift Canal S19°59'25"W 228.20 feet; thence S01°50'25"W 108.17 feet; thence S09°13'35"E 79.50 feet to the north line of the south 215 feet of Lot Two of said Section 18; thence leaving said Second Lift Canal S89°45'08"W on the north line of the south 215 feet of Lot Two of said Section 18 1401.50 feet to the point of beginning.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- All siphon and canal easements to Redlands Water and Power for the maintenance and operation of existing irrigation facilities;
- All electric easements to Public Service Company of Colorado for the maintenance and operation of existing electric power facilities; (PSCo Documents 42354 & 42355);
- All Utility Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines;
- All Drainage Easements to the City of Grand Junction as perpetual easements for existing channels for the conveyance of runoff water which originates within the area hereby platted and upstream areas, through natural or man-made facilities above or below ground;

All trail easements to the City of Grand Junction for the use by the public including bicycling, walking, and other access; provided however, that no motorized use by the public is authorized hereby, but the City of Grand Junction shall have access by motorized vehicle and equipment for the purpose of maintaining the easement.

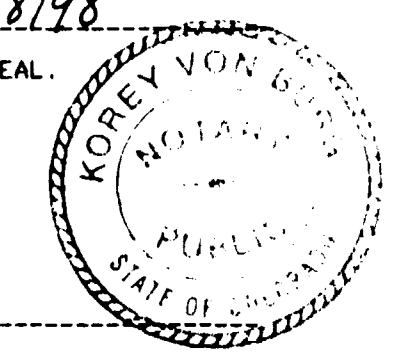
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 11th day of December, A.D. 1996.

Edward F. Carpenter
The Redlands Water and Power Company Edward F. Carpenter President

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 11th day of December, A.D. 1996.

My commission expires: 01/18/98
WITNESS MY HAND AND OFFICIAL SEAL.



Corey Von Burg
STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 1996.

My commission expires: _____
WITNESS MY HAND AND OFFICIAL SEAL.

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 12:08 o'clock P.M., this 12th day of December, A.D. 1996 and is duly recorded as Reception Number 123378 in Plat Book 15, Page 222 through 223 Inclusive, Drawer No. 25120

Clerk and Recorder _____ Deputy _____ Fees _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this 11th day of December, A.D. 1996.
David Korman President of Council
Shirley Dechen City Manager

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of PUMPHOUSE SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

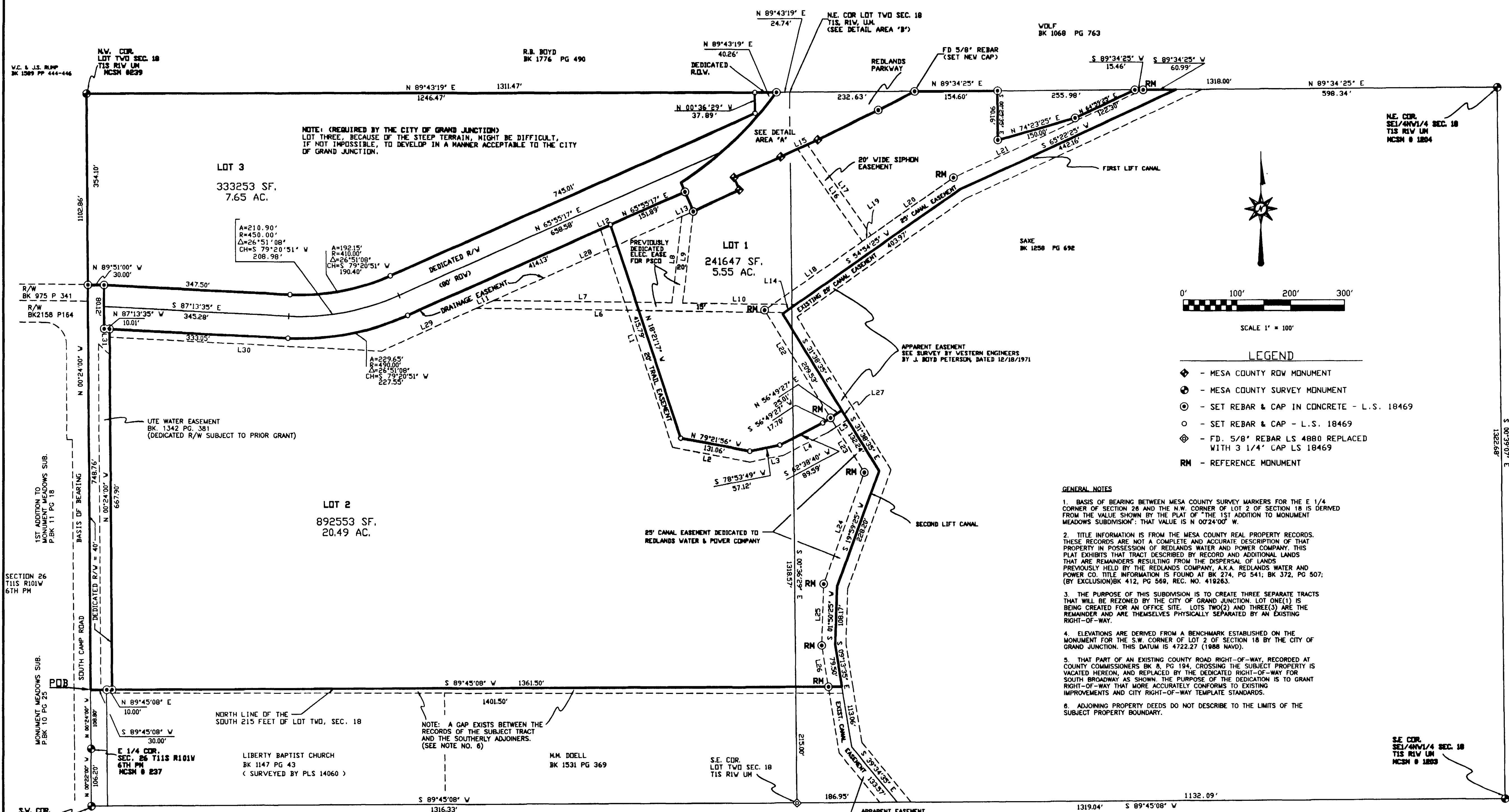
Richard A. Mason
Richard A. Mason
Registered Professional Surveyor
P.L.S. No. 18469
12-6-96
Date



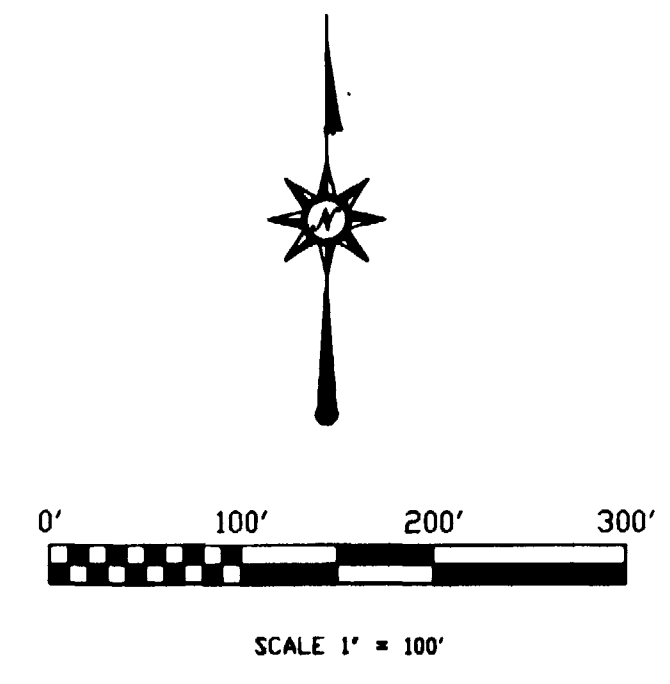
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

		FILE: E:\REDLANDS\EASEMENT\PLATSH1.DWG	
		PUMPHOUSE SUBDIVISION in LOT 2 & THE SE1/4NW1/4 SECTION 18 T1S R1W U.M. GRAND JUNCTION, COLORADO	
Designed	Checked	RAM	Sheet 1
Drawn	Date	1-31-1996	DF 2
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300		RV: 12/05/96	

PUMPHOUSE SUBDIVISION



NOTE: (REQUIRED BY THE CITY OF GRAND JUNCTION)
 LOT THREE, BECAUSE OF THE STEEP TERRAIN, MIGHT BE DIFFICULT,
 IF NOT IMPOSSIBLE, TO DEVELOP IN A MANNER ACCEPTABLE TO THE CITY
 OF GRAND JUNCTION.



- LEGEND**
- ◆ - MESA COUNTY RDW MONUMENT
 - ⊕ - MESA COUNTY SURVEY MONUMENT
 - ⊙ - SET REBAR & CAP IN CONCRETE - L.S. 18469
 - - SET REBAR & CAP - L.S. 18469
 - ⊖ - FD. 5/8" REBAR LS 4880 REPLACED WITH 3 1/4" CAP LS 18469
 - RM - REFERENCE MONUMENT

- GENERAL NOTES**
- BASIS OF BEARING BETWEEN MESA COUNTY SURVEY MARKERS FOR THE E 1/4 CORNER OF SECTION 26 AND THE N.W. CORNER OF LOT 2 OF SECTION 18 IS DERIVED FROM THE VALUE SHOWN BY THE PLAT OF "THE 1ST ADDITION TO MONUMENT MEADOWS SUBDIVISION": THAT VALUE IS N 00°24'00" W.
 - TITLE INFORMATION IS FROM THE MESA COUNTY REAL PROPERTY RECORDS. THESE RECORDS ARE NOT A COMPLETE AND ACCURATE DESCRIPTION OF THAT PROPERTY IN POSSESSION OF REDLANDS WATER AND POWER COMPANY. THIS PLAT EXHIBITS THAT TRACT DESCRIBED BY RECORD AND ADDITIONAL LANDS THAT ARE REMAINDERS RESULTING FROM THE DISPERSAL OF LANDS PREVIOUSLY HELD BY THE REDLANDS COMPANY, A.K.A. REDLANDS WATER AND POWER CO. TITLE INFORMATION IS FOUND AT BK 274, PG 541; BK 372, PG 507; (BY EXCLUSION) BK 412, PG 569, REC. NO. 419263.
 - THE PURPOSE OF THIS SUBDIVISION IS TO CREATE THREE SEPARATE TRACTS THAT WILL BE REZONED BY THE CITY OF GRAND JUNCTION. LOT ONE(1) IS BEING CREATED FOR AN OFFICE SITE. LOTS TWO(2) AND THREE(3) ARE THE REMAINDER AND ARE THEMSELVES PHYSICALLY SEPARATED BY AN EXISTING RIGHT-OF-WAY.
 - ELEVATIONS ARE DERIVED FROM A BENCHMARK ESTABLISHED ON THE MONUMENT FOR THE S.W. CORNER OF LOT 2 OF SECTION 18 BY THE CITY OF GRAND JUNCTION. THIS DATUM IS 4722.27 (1988 NAVD).
 - THAT PART OF AN EXISTING COUNTY ROAD RIGHT-OF-WAY, RECORDED AT COUNTY COMMISSIONERS BK 8, PG 194, CROSSING THE SUBJECT PROPERTY IS VACATED HEREON, AND REPLACED BY THE DEDICATED RIGHT-OF-WAY FOR SOUTH BROADWAY AS SHOWN. THE PURPOSE OF THE DEDICATION IS TO GRANT RIGHT-OF-WAY THAT MORE ACCURATELY CONFORMS TO EXISTING IMPROVEMENTS AND CITY RIGHT-OF-WAY TEMPLATE STANDARDS.
 - ADJOINING PROPERTY DEEDS DO NOT DESCRIBE TO THE LIMITS OF THE SUBJECT PROPERTY BOUNDARY.

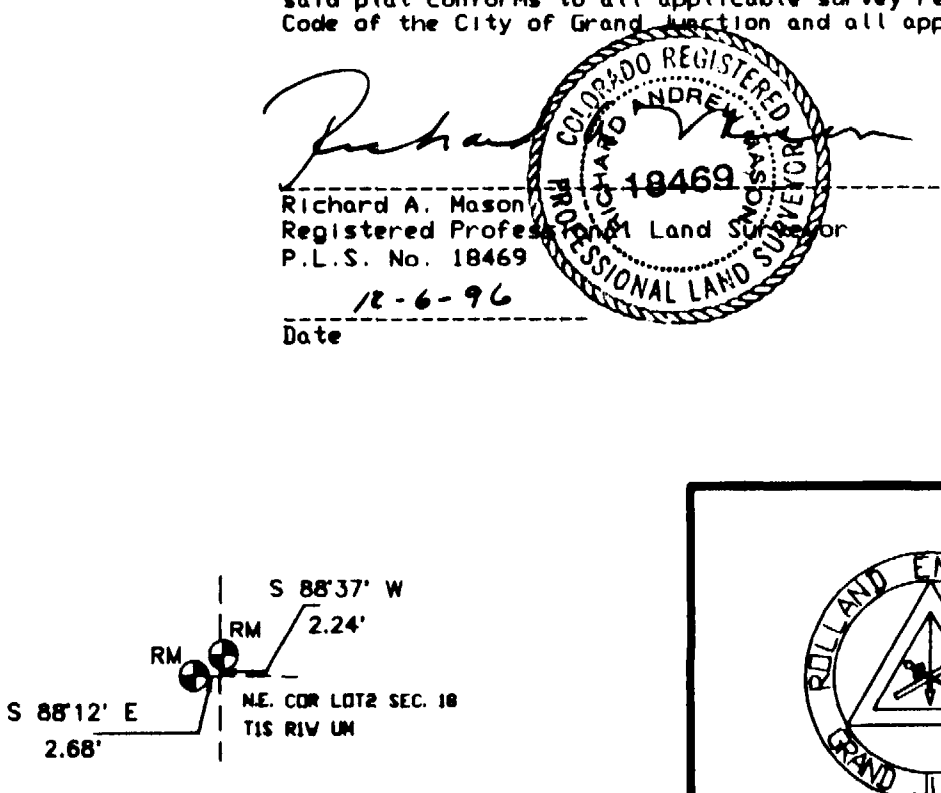
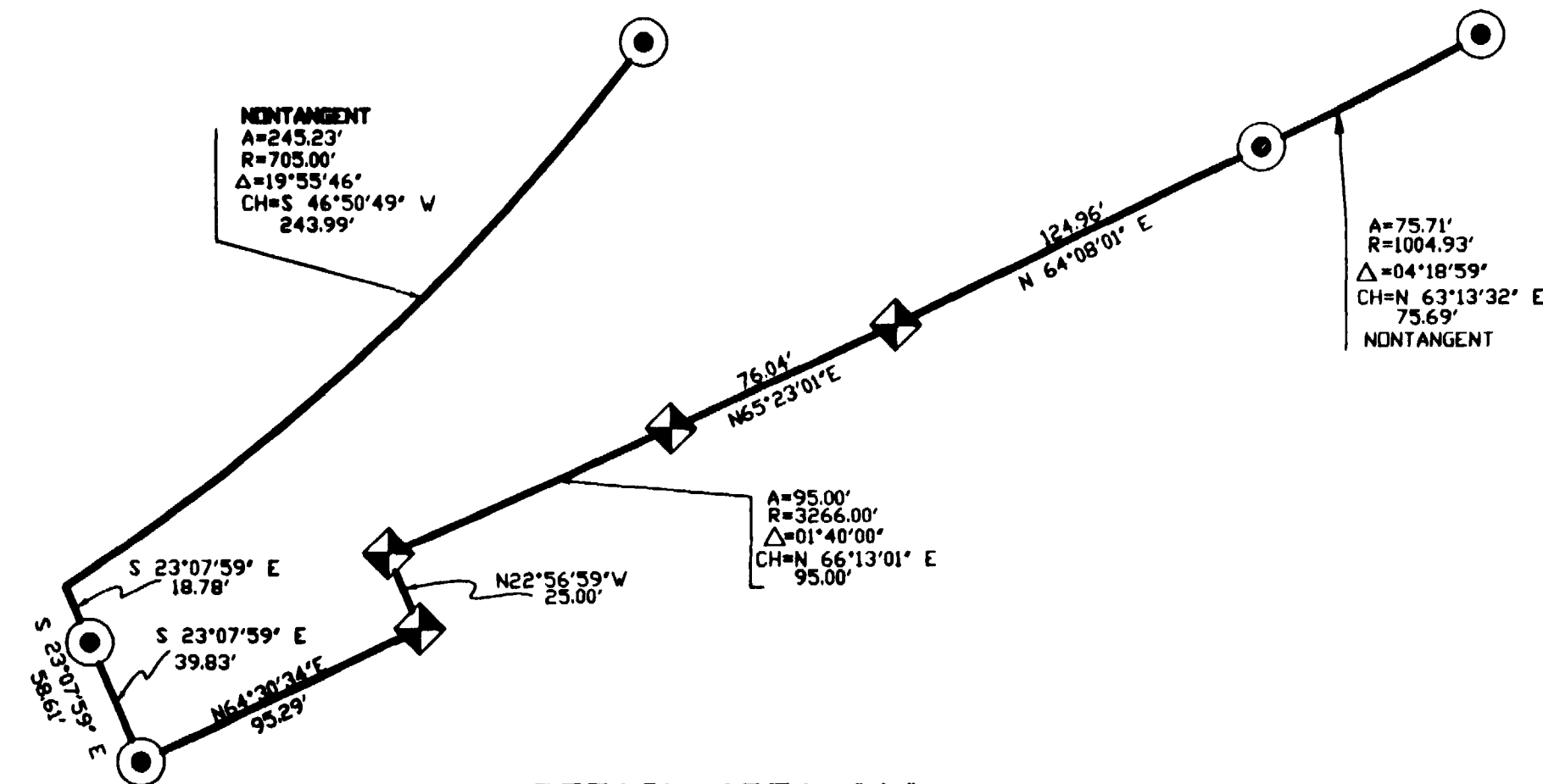
EASEMENT DIMENSION TABLE

LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N 18°21'17" W	425.57'	L18	N 54°54'25" E	222.43'
L2	N 79°21'56" W	146.68'	L19	S 4°54'25" V	20.00'
L3	S 78°53'49" W	63.82'	L20	S 54°54'25" V	187.38'
L4	S 62°38'40" W	93.46'	L21	S 65°22'23" V	388.82'
L5	S 56°49'27" W	24.47'	L22	N 31°38'35" W	233.06'
L6	S 89°18'39" E	575.16'	L23	N 01°50'25" V	120.15'
L7	S 89°18'39" E	332.34'	L24	N 19°59'25" V	220.10'
L8	S 06°35'14" W	161.87'	L25	N 01°50'25" V	114.59'
L9	S 06°35'14" W	171.66'	L26	N 09°13'35" E	77.97'
L10	S 89°18'39" E	211.03'	L27	S 31°38'35" E	20.01'
L11	N 65°55'17" E	35.80'	L28	S 65°55'17" E	384.32'
L12	N 65°55'17" E	20.10'	L29	N 65°55'17" E	193.48'
L13	N 65°54'41" E	23.25'	L30	S 87°13'35" E	507.76'
L14	N 54°54'25" E	25.65'	L31	N 00°24'00" E	15.02'
L15	N 65°23'01" E	20.34'			
L16	S 35°04'50" E	210.27'			
L17	S 35°04'50" E	206.57'			

AREA SUMMARY

LOTS	33.69 ACRES	92%
DEDICATED RIGHT-OF-WAY	2.91 ACRES	8%
TOTAL	36.6 ACRES	100%

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SURVEYOR'S CERTIFICATE
 I, Richard A. Mason, do hereby certify that the accompanying plat of PUMPHOUSE SUBDIVISION is a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.
 Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469
 12-6-96
 Date

ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 243-8300

File: I:\redlands\eseasent\plat-rv1.dwg

PUMPHOUSE SUBDIVISION
 in LOT 2 & THE SE1/4NW1/4 SECTION 18, T1S, R1W, U.M. GRAND JUNCTION, COLORADO

Designed	Checked	Sheet
Drawn	Date 9/96	2
TAB	RV: 12/05/96	2